

**City of Shrewsbury**  
**Plan Commission Public Hearing**  
**May 13, 2013**

A meeting of the Plan Commission was held on the 13<sup>th</sup> day of May, 2013 at the Shrewsbury City Center, 5200 Shrewsbury Avenue, Shrewsbury, Missouri. The meeting was called to order at 6:30 p.m. in the Aldermanic Chambers.

Commissioners Present:	Carol Basler	Commissioner
	Mike McArthur	Commissioner
	Karen Diehl	Commissioner
	Paul Sneed	Commissioner
	Wayne Smith	Commissioner
	Tom Craddock	Commissioner

Other City Staff Present:	Jonathan Greever	Director of Administration
	Matt Stoll	Code Enforcement Officer
	Jim Wilder	Building Commissioner
	Carly West	City Clerk

Commissioner McArthur called the meeting to order and City Clerk West commenced with the roll call. Commissioners Loher and Miller were absent and excused

**Approval of Agenda**

Commissioner Craddock made a motion to amend the agenda to move items four (4) and five (5) regarding fence variances to the beginning of the public hearing and to move item one (1) to the end of the public hearing. Commissioner Sneed seconded the motion, and it was approved unanimously.

**Fence Variance at 7844 Cardinal Ridge Court**

James Vogelsang approached the podium and stated that his property is very close to Laclede Station Road, and there is not the same amount of privacy landscaping as there are along other properties that line Laclede Station. He stated that he has a pool that he would like to shield from the street and to reduce noise.

Commissioner Basler asked Mr. Vogelsang to confirm that he was only building a fence along the Laclede Station side of his property. Mr. Vogelsang confirmed that. Commissioner Sneed asked if Mr. Vogelsang had gotten the approval of the trustees of his subdivision. Mr. Vogelsang answered that he had, and that he had submitted it to City Hall.

Commissioner Sneed asked how he planned on dealing with his fence in relation to Ms. Cady's fence next door, and Mr. Vogelsang answered that there is already a fence there, and there is a tree there that he will try to come as close to as he can. Mr. Sneed noted that Ms. Cady was not present, and it was difficult to determine some of the specifics without her being there, but that it looked on the plans as if the two fences would not be touching. Mr. Vogelsang answered that it would be impossible for them to touch with the tree in the way. Mr. Vogelsang noted that the fence currently

on Ms. Cady's property is falling down. Commissioner Sneed stated that as he could not see on the plat where the fence would be, he assumed it would stop at the property line. Mr. Vogelsang answered that he was correct. Commissioner Smith asked if the fence would be on the east side of the easement, and not actually in the easement. Mr. Voglesang answered that it would follow the old line, and Commissioner Smith stated that it looked like it would be inside the ten foot easement and would follow the same line as Ms. Cady's fence.

Commissioner Sneed made a motion that, upon distribution of the documentation from the Trustees of the subdivision, and providing the fence is within the property line, the variance be granted. Commissioner Craddock seconded the motion, and it was approved unanimously.

### **Fence Variance at 7843 Cardinal Ridge Court**

Sharon Cady was not present, but it was noted that she had included the approval of the trustees in her application. Commissioner Sneed noted that there were some disagreements between her application and her drawing; specifically that she wants a six foot, 100% enclosure fence along the Laclede Station side of her property, but on the adjoining side, her plat shows a six foot fence with 25% openness. He noted that the six foot height was a concern of the subdivision and not the City, and on the sheet with the signatures of the trustees, the fence was shown as being four feet. Commissioner Basler noted that the description page listed the height as four feet, also. Commissioner Craddock stated that in the Shrewsbury Code, a six foot fence was not allowed without a variance, and Commissioner Sneed stated that he believed that it was not a City regulation but a subdivision regulation.

Commissioner Craddock asked if the item should be tabled pending clarification, and Commissioner Diehl stated that on page two of her request, Ms. Cady states that the plans call for a four foot fence on the side, and a six foot fence on the Laclede Station side of her property. Commissioner Craddock again asked if they should request some clarification, and Commissioner Sneed made a motion to approve the fence variance for a six foot tall, 100% enclosure fence along Laclede Station only, with a four foot wooden fence with 25% openness as detailed on pages 2 and 3 of her application. Building Commissioner Jim Wilder noted that he could enforce that condition during the permitting process. Commissioner Basler seconded the motion, and it was approved unanimously.

### **Revision to Title IV: Land Use, Chapter 410 and Chapter 415 of the Shrewsbury City Code of Ordinances**

Director of Administration Jonathan Greever noted that this item had been approved at the previous meeting but the inclusion of this item on the agenda was to clarify some notification publication concerns. There being no comments or questions from the public, Commissioner Basler made a motion to approve the item as stated in the April 29, 2013 meeting. Commissioner Diehl seconded the motion, and it was approved unanimously.

### **Special Use Permit – Kenrick Developers L.L.C.**

Brian Noland with Carmody MacDonald approached the podium and stated that the application was the same as the application submitted on April 20, 2013, and the only changes were items requested by the Plan Commission, specifically deleting an incorrect reference to a monument sign and adding and clarifying some information on the signage of the building.

Commissioner Basler asked about the Pharmacy Drive-Through sign, noting that on the table, there was one sign listed, but on the elevation, two were shown – on the front elevation and on the right elevation. Mr. Noland answered that she was correct, that one sign was on the front facing Watson, and the other was on the side above the drive-through.

Commissioner Sneed asked Mr. Wilder if what was before the Commission was only the special use permit and the signage, and if there was something different about this agenda item. Mr. Greever stated that since the motion at the previous meeting included wording about the signage, staff wanted the clarifications requested to be presented to the Commission. Commissioner Sneed asked if this included site plans and items such as the bale and pallet area would be addressed at another time. Mr. Greever answered that comments on those kinds of items would come later.

There being no questions or comments from the public, Commissioner Smith made a motion that the Board of Aldermen approve the Special Use Permit by Kenrick Developers, L.L.C. as provided for within Shrewsbury Code Section 405.060 (C), subject to the provisions of the redevelopment agreement entered into between the City of Shrewsbury and Kenrick Developers, L.L.C. dated February 8, 2013 and excepting out and expressly non-approving the proposed Walmart elevations not related to signage, said non-signage elevations not being part of this application. Commission Craddock seconded the motion, and it was approved unanimously.

#### **Special Use Permit – David Wollaeger with Grow Automotive**

David Wollaeger approached the podium and explained that he has been in the used car business for 10 years and was looking to move his business to a better location. He stated that the location has been used as a car dealership for 10 years, and he is looking to simply occupy, not to make any major changes. He stated that his business is A+ rated by the Better Business Bureau, and he strives to conduct his business as ethically as possible, which he realizes is a concern with used car dealerships. Commissioner McArthur asked if there would be any changes to the existing building, and Mr. Wollaeger answered that with the exception of signage and some markers for parking spots, there would not. Commissioner Basler asked what the hours of operation would be, and Mr. Wollaeger answered that it would be open from 10am to 6pm Monday through Saturday, with the possibility of evening hours later on down the road.

Commissioner Smith asked if he had gotten a phase one environmental study done, and Mr. Wollaeger answered that since the property owner was not changing, that had not been done.

Commissioner Smith made a motion to recommend that the Board of Aldermen grant a special use permit to Grow Automotive. Commissioner Craddock seconded the motion, and it was passed unanimously.

Mr. Greever stated that the agenda would need to be amended further to consider the minutes from the previous meeting that was slated to happen earlier in the meeting. Commissioner Craddock made a motion to amend the minutes to place the consideration of the minutes of the previous meeting before Old and New Business. Commissioner Sneed seconded the motion, and it passed with Commissioner Smith voting “nay.”

#### **Approval of Minutes**

Commissioner Sneed made a motion to approve the minutes of the April 29, 2013 Plan Commission meeting. Commissioner Diehl seconded the motion, and it was approved unanimously.

**Old Business**

None.

**New Business**

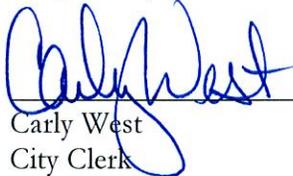
None.

**Adjournment**

There being no further business to consider, Commissioner McArthur made a motion to adjourn the meeting. Commissioner Smith seconded the motion, and it was unanimously passed.

The meeting adjourned at 7:00 p.m.

Respectfully Submitted,

  
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Carly West  
City Clerk